

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4-6 Allambee Avenue, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$750,000

Median sale price

Median price \$825,000

Property Type Unit

Suburb Camberwell

Period - From 01/01/2019

to 31/12/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/4 Maverston St GLEN IRIS 3146	\$792,000	28/11/2019
2	3/6 Laxdale Rd CAMBERWELL 3124	\$750,000	16/11/2019
3	3/13 Lomond St GLEN IRIS 3146	\$690,000	05/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/03/2020 12:55



2 1 1

Property Type: Unit

Land Size: 0 sqm approx

Agent Comments

Ideally positioned between Camberwell and Riversdale Road, only minutes to Frog Hollow Reserve and Willison Train Station, this homely and beautifully maintained two-bedroom unit is the ideal base for downsizers, a savvy investment opportunity or excellent starting point for those looking to purchase their first home. Completely livable as is or the perfect candidate for a contemporary reboot, there's no denying the value or potential of this property. Furthermore, its outstanding location affords access to a number of cafes, restaurants, sporting clubs and some of Melbourne's best schools.

Comparable Properties



1/4 Maverston St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$792,000

Method: Sale

Date: 28/11/2019

Property Type: Flat/Unit/Apartment (Res)



3/6 Laxdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 3

Property Type: Unit



3/13 Lomond St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 05/03/2020

Property Type: Unit